

Reports for Committee Members/University Campuses

Name of Institution: Western Carolina University
Date: September 14, 2009
Contact: Joe Walker, PE
Associate Vice Chancellor for
Facilities Management

1. Total Amount of Bond Dollars Allocated to this Campus?

\$101,357,888

2 Please list the projects currently underway, the estimated cost, and the status of each of these projects.

See pages 3 through 5

3. Are the projects adequately timed to reflect cash-flow requirements? If not, explain.

Yes.

4. List the projects that are substantially above or below budget and explain why. ("Substantial" is defined as plus or minus 10%).

McKee Classroom Building- Comprehensive Renovation - Substantially below budget due to good bidding climate.
Bird Building - Renovation and Conversion for Student Health Center - Substantially below budget due to good bidding climate.
Stillwell Lab Building – Substantially above budget due to escalation and inflation.

5. Overall, are the projects underway on this campus ahead, behind, or on schedule?

Behind Schedule.

6. What type of construction methods are being used (Single Prime, Multi-Prime, Construction Manager, Construction Manager at Risk)? Which ones have proven to be most effective and efficient?

Multi-prime and Single Prime bidding methods have been utilized. Single prime is most effective.
Construction Manager at Risk was utilized on the Stillwell Lab Building project.

7. If this campus is using CM at Risk for any of its projects, please describe your overall experiences using this method.

Due to cost increases and unknown risk, a preliminary GMP was developed. This allowed CM to receive bids prior to setting GMP. We have been very pleased with the additional support of having a CM on board during the design process, as well as additional cost estimating. CM performance has improved on Phase II of Stillwell project. Overall, single-prime has been more effective.

8. Are the expenditures of the proceeds from the bonds issued under this act in compliance with the provisions of this act?

Yes.

9. Are there projects that have had a change in scope from its original intent? If any of these projects require General Assembly approval, please list these projects and the change.

Yes.

See pages 3 through 5.

Project Status remarks for Items 305, 311 and 312.

10. List projects currently underway that require additional funding, other than bond dollars.

See pages 3 through 5-Other Appropriations and Remarks columns.

11. What are the sources for these funds? Are all of these funds on hand? If not, please explain why.

See pages 3 through 5-Other Appropriations and Remarks columns. Funds on hand.

12. What is the current HUB participation rate at this campus (please break down for Women, African-American, and Other)? Please list and explain efforts to reach HUB goals.

See pages 6 through 10

13. Please describe any innovative practices being used to complete the Bond Program.

In process of evaluating new scheduling software in conjunction with University of North Carolina, Office of the President.

Also, although not innovative, Building Commissioning is also being investigated.

14. What are the major challenges facing this University in completing the bond projects.

Inflation and Escalation.

15. If this challenge was listed previously, what has been done since the last meeting/survey to remedy the situation?

Funds identified and shifted to those projects requiring additional funding.

16. Please list projects that are scheduled to start within the next quarter.

None.

17. Additional Comments/Concerns.

None.

Question #2, #10 and #11

Item	Project Title	Project Status	Allotment	Bond Transfer	Less 5%	Other Approp.	Total Avail	Remarks
301	Academic Facilities-Humanities and Fine Arts	Construction contract is Jan 28, 2002 to July 11, 2004. 100% complete. Project delays due to contractor defaults. Final inspection with punch list achieved June 13, 2005.	26,030,700	1,756,727	(1,301,535)	2,712,174	29,198,066	Floyd reversion - Item 315; Item 303 Savings Prior appropriations
302	Stillwell Lab Building-Comprehensive Renovation	Construction 100% complete.	16,078,644	9,867,350	(752,875)	1,000,000	26,193,119	Transfer from Item 350, 305, 303, 306, 307, 308 and 311.; Bond Reserve.
303	McKee Classroom Building-Comprehensive Renovation	Construction contract is Apr 18, 2002 to July 1, 2003. 100% complete.	7,126,200	(227,679)	(356,310)	-	6,542,211	Transfer to Item 302, 301
304	Bird Building-Renovation and Conversion for Student Health Center	Combined with McKee Renovation. See Item 303 above.						
305	Conversion of Old Student Health Center to Residential and Academic Space	Asbestos abatement complete. Approved for bidding. Bid opening January 11, 2005. Bids exceeded budget by \$1.4M. Scope Change request to cancel project. Remaining funds to be allocated to Stillwell – Phase II. Scope change approved and funds transferred.	1,887,100	(1,617,203)	(94,355)	-	175,542	Transfer to Item 302
306	Breese Gymnasium-Conversion to Academic Use	Construction contract is Jan. 15, 2004 to July 31, 2004. Complete. Occupancy received August 23, 2004.	1,161,300	145,309	(58,065)	-	1,248,544	Transfer from Item 308 and to Item 302
307	Housing Facility for 300 Students	Terminated original contract. New completion contract established. New contract schedule is Oct 6, 2003 to July 30, 2004. 100% complete.	15,204,600		(760,230)	7,052,754	21,497,124	Advance planning funding-Housing Reserves; Surety funds.

308	Chiller Replace and CFC Retrofit	Phasing: NSB and Hunter Library H.F. Robinson Ramsey Center (Winter 2003/2004)	Complete Complete Complete.	1,489,600	(358,594)	(74,480)	-	1,056,526	Transfer to Item 306 Transfer to Item 309 Transfer to Item 302.
309	Infrastructure Improvements (Steam and Electrical)	Projects: Steam & Condensate Overhead Electric Greek Village Infrastructure New Parking Lot near Baseball Field Traffic Relocation - Phase I & II Traffic Relocation - Phase III Traffic Relocation - Phase IV & Quad	100% complete. 100% complete. 100% complete. 100% complete. 100% complete. 100% complete. 100% complete	10,639,000	(987,134)	(531,950)	2,795,000	11,914,916	Housing reserves- road/water to Greek Village Transfer from Item 314- Shared cost Transfer to Master Plan- Road relocation; Transfer to Item 302. Transfer to Hinds UC Infrastructure (49729-311) Traffic/Parking funds NCDOT funds Electric Resale; Traffic Funds Transfer to Steam Plant
310	Killian Clinic Annex- Comprehensive Renovation	Complete.		3,129,900	(125,309)	(156,495)	-	2,848,096	Transfer to Item 302
311	Killian Education and Allied Professions Building- Partial Renovation	Complete.		1,546,300	(1,355,448)	(77,315)	-	113,537	Transfer to Item 302.
312	Forsyth Classroom and Computer Labs Building- Comprehensive Renovation	Complete.		7,064,000	(1,332,002)	(353,200)	216,549	5,595,347	Transfer from Item 302

313	Land Acquisition	Complete.	3,093,000	55,447	n/a	-	3,148,447	Transfer from Item 309
314	Technology Infrastructure Expansion	Complete.	5,018,600	(700,888)	(250,930)	-	4,066,782	Transfer to Item 309
315	Academic Facilities-Humanities and Fine Arts	Floyd Reversion monies	1,888,944	(1,888,944)	n/a	-	-	Transfer to Item 301
350	Effective Project Management	Complete.	-	(3,400,774)	4,767,740	-	1,366,966	Transfer to Item 302 Transfer to Item 312
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Totals:			101,357,888	-	-	13,776,477	115,134,365	

Question #12

40079 301 Academic Facilities-Humanities and Fine Arts

Contractor	Construction (\$)	Revised Thru CO's	MBE/HUB	Type	MBE (\$)	% (of total construction)	Date of Award
General - Hickory Const.	14,185,500.00	16,337,361.00	Glendave, Inc	D	16,340.00	0.10%	01/24/02
			American Fence	F	13,267.00	0.08%	01/24/02
			Southern Concrete	F	634,865.00	3.89%	01/24/02
Plumbing - Price & Price	997,000.00	926,714.00	Kanapolis Fire Cont	F	230,395.00	1.41%	01/24/02
HVAC - Martin Heating	2,928,832.00	3,263,879.00	Affiliated Technical	F	40,000.00	0.24%	01/24/02
HVAC – Smoky Mtn	700,600.00	866,306.00	Affiliated Technical	F	33,272.00	3.84%	01/24/02
			Kanapolis Fire Cont	F	64,020.00	7.39%	01/24/02
			Smoky Mtn Sprinkler	F	35,040.00	4.04%	01/24/02
Electric - Emory Electric	2,454,895.00	2,772,687.00	Carolina Concrete	F	3,000.00	0.02%	01/24/02
			Spil-Con, wire & Cable	B	204,000.00	0.84%	01/24/02
Total	21,266,827.00	24,170,031.00			1,274,199.00	5.27%	

40079 302 Stillwell Lab Building-Comprehensive Renovation

Contractor	Construction (\$)	Revised Thru CO's	MBE/HUB	Type	MBE (\$)	% (of total construction)	Date of Award
CM=Suitt Construction	14,553,035.00	23,831,673.00	Willco, Inc	F	0.00	0.00%	
			Demolition & Asbestos	F	814,929.31	3.42%	
			Polk Waterproofing	B	4,518.00	0.02%	
			Rangels Workman Force	H	19,912.35	0.08%	
			Blankenship Associates	F	143,830.38	0.60%	
			Labskill, Inc.	F	0.00	0.00%	
			Dover Insulation	F	68,632.00	0.30%	
			Senh Tsiu Vong	A	2,709.00	0.01%	
			Fire Systems, Inc.	F	10,760.00	0.05%	
			Mobile Environmental	B	71,961.00	0.30%	
			Metz Tile Co..	B	1964.34	0.01%	
			Palmetto Air & Water Balance	F	83,281.00	0.35%	
			As Tile Marble	H	15,539.61	0.06%	
						5.20%	
Total	14,553,035.00	23,831,673.00			1,238,037.00		

40079 303 McKee Classroom Building and Bird Building-Comprehensive Renovations

Contractor	Construction (\$)	Revised Thru CO's	MBE/HUB	Type	MBE (\$)	% (of total construction)	Date of Award
Single Prime - Denark	4,561,000.00	5,074,040.00	D & D Specialties	F	11,799.00	0.23%	04/01/02
			GB Masonry	H	28,500.00	0.56%	
			EFG Construction	F	15,000.00	0.30%	
			AYNI Contractors	H	310,000.00	6.11%	
			Affiliated Technical	F	51,000.00	1.01%	
			Bonitz Flooring	F	25,000.00	0.49%	
			T&M Specialites (clean)	F	24,000.00	0.47%	
Total	4,561,000.00	5,074,040.00			444,286.00	9.17%	

40079 304 Bird Building-Renovation and Conversion for Student Health Center)
Combined with Item 303 (see above)

40079 305 Conversion of Old Student Health Center to Academic Use

Contractor	Construction (\$)	Revised Thru CO's	MBE/HUB	Type	MBE (\$)	% (of total construction)	Date of Award
DARI (Asbestos)	26,980.00	24,282.00	DARI	F	24,282.00	100%	01/02/04
Total	26,980.00	24,282.00			24,282.00	100%	

40079 306 Breese Gymnasium-Conversion to Academic Space

Contractor	Construction (\$)	Revised Thru CO's	MBE/HUB	Type	MBE (\$)	% (of total construction)	Date of Award
Single Prime - H&M Constructors	1,112,521.00	1,133,902.00	Stuart Page, Inc.	F	21,159.00	1.87%	11/25/03
			Figas Group Masonry	H	1,850.00	0.16%	
			KM Construction	F	10,795.00	0.95%	
			Carolina Paper	F	0.00	0.00	
Total	1,112,521.00	1,133,902.00			33,804.00	2.98%	

40079 307 Housing Facility for 300 Students

Completion Contractor	Construction (\$)	Revised Thru CO's	MBE/HUB	Type	MBE (\$)	% (of total construction)	Date of Award
Single Prime - American South	17,000,000.00	20,126,896.00	MZ Bugs Termite	F	5,330.00	0.03%	04/18/02
			GB Masonry	H	1,900,000.00	10.91%	
			Whitman Decorating	F	212,025.00	1.22%	
Total	17,000,000.00	20,126,896.00			2,250,977.00	12.16%	

40079	308A	Chiller Replacement/CFC Retrofit - NSB and Hunter							
		Contractor	Construction (\$)	Revised Thru CO's	MBE/HUB	Type	MBE (\$)	% (of total construction)	Date of Award
		Haynes Heating & Cooling	209,975.00	221,408.00	None		-	0.00%	01/03/02
		Total	209,975.00	221,408.00			-	0.00%	
40079	308B	Chiller Replacement/CFC Retrofit - HFR Administration							
		Contractor	Construction (\$)	Revised Thru CO's	MBE/HUB	Type	MBE (\$)	% (of total construction)	Date of Award
		Haynes Heating & Cooling	165,680.00	178,364.00	Hill Enterprises Insul	F	2,270.00	1.33%	08/26/02
					Hall Technologies	F	960	0.54%	
		Total	165,680.00	178,364.00			3,230.00	1.81%	
40079	308C	Chiller Replacement/CFC Retrofit - RAC							
		Contractor	Construction (\$)	Revised Thru CO's	MBE/HUB	Type	MBE (\$)	% (of total construction)	Date of Award
		Jeff Hargett Mechanical	461,728.00	484,605.00	Hill Enterprises Insul	F	8,885.00	1.83%	09/17/03
					Hall Technology-T&B	F	850.00	0.18%	
		Total	461,728.00	484,605.00			9,735.00	2.01%	
40079	309A1	Greek Village Infrastructure							
		Contractor	Construction (\$)	Revised Thru CO's	MBE/HUB	Type	MBE (\$)	% (of total construction)	Date of Award
		Phillips & Jordan	311,492.00	418,835.00	Robert Edgerton	B	28,102.00	6.71%	09/30/03
		Total	311,492.00	418,835.00			28,102.00	6.71%	
40079	309A2	New Parking Lot At Baseball Field							
		Contractor	Construction (\$)	Revised Thru CO's	MBE/HUB	Type	MBE (\$)	% (of total construction)	Date of Award
		WNC Paving	460,500.00	697,633.00	Cherokee Enterprises	I	5,028.00	0.72%	09/30/03
		Total	460,500.00	697,633.00			5,028.00	0.72%	
40079	309A3	Traffic Relocation-Phase I & II							
		Contractor	Construction (\$)	Revised Thru CO's	MBE/HUB	Type	MBE (\$)	% (of total construction)	Date of Award
		Phillips & Jordan	3,474,500.00	4,489,687.00	None		-	0.00%	03/15/04
		Total	3,474,500.00	4,489,687.00			-	0.00%	

40079	309A4	Traffic Relocation-Phase III Change Order to Phase II								
40079	309B	Steam & Condensate Infrastructure Improvements								
			Contractor	Construction (\$)	Revised Thru CO's	MBE/HUB	Type	MBE (\$)	% (of total construction)	
			Single Prime - Cost Effective Maint.	1,727,000.00	2,389,923.00	Belle, LLC & Hill Enterprise	F	186,356.00	7.80%	05/28/03
			Total	1,727,000.00	2,389,923.00			186,356.00	7.80%	
40079	309C	Replace Overhead Electric-Infrastructure Improvements								
			Contractor	Construction (\$)	Revised Thru CO's	MBE/HUB	Type	MBE (\$)	% (of total construction)	
			Single Prime - Brevard Electric	1,199,000.00	2,059,912.00	None		-	0.00%	07/31/03
			Total	1,199,000.00	2,059,912.00			-	0.00%	
40079	310	Killian Annex Renovations								
			Contractor	Construction (\$)	Revised Thru CO's	MBE/HUB	Type	MBE (\$)	% (of total construction)	
			Single Prime - Perry Bartsch Const	2,249,867.00	2,385,185.00	Carolina Flooring	F	105,735.05	4.70%	10/29/03
						Arrow Exterminators	F	800.00	0.04%	
			Total	2,249,867.00	2,385,185.00			106,535.05	4.47%	
40079	311	Killian Renovation Project cancelled.								
40079	312A	Forsyth Building - Renovations								
			Contractor	Construction (\$)	Revised Thru CO's	MBE/HUB	Type	MBE (\$)	% (of total construction)	
			Single Prime – Brantley Construction	3,139,991.00	4,518,359.00	E. Luke Greene Co	F	313,800.00	6.95%	07/11/07
						K&S Sprinkler Co	F	299,012.00	6.62%	
			Total	3,139,991.00	4,518,359.00			612,812.00	13.57%	

40079	314A	Forsyth Building-Computer Center UPS/Generator Upgrade							
		Contractor	Construction (\$)	Revised Thru CO's	MBE/HUB	Type	MBE (\$)	% (of total construction)	
		Single Prime - Hayes & Lunsford	65,870.00	66,947.00	None		-	0.00%	08/08/03
		Total	65,870.00	66,947.00			-	0.00%	
40079	350A	Belk Swing Space Development							
		Contractor	Construction (\$)	Revised Thru CO's	MBE/HUB	Type	MBE (\$)	% (of total construction)	
		Single Prime - Progressive Contr	268,539.00	268,539.00	Pedro Gomez		8,106.00	3.02%	07/26/04
		Total	268,539.00	268,539.00			8,106.00	3.02%	